

# Comhairle Chontae Atha Cliath Theas

**PR/1455/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0429      **Application Date:** 27-Sep-2022  
**Submission Type:** New Application      **Registration Date:** 27-Sep-2022  
**Correspondence Name and Address:** Joe Fallon Architects 1A, Ryland Street, Bunclody, Co. Wexford  
**Proposed Development:** The development consists of alterations to previously granted planning permission (Ref No SD19B/0332) to include a) alterations to Front Porch b) alterations to single storey extension to rear and side of the existing dwelling c) alterations to front elevation and all associated site works  
**Location:** 93, Marian Road, Rathfarnham, Dublin 14, D14 F2N4  
**Applicant Name:** Niamh Troy and Shane Teefy  
**Application Type:** Retention

(SW)

### **Description of Site and Surroundings:**

Site Area: 0.07526 ha

#### Site Description:

The site contains a detached dwelling situated within a residential area.

### **Proposal:**

Retention permission sought for the following:

The development consists of alterations to previously granted planning permission (Ref No SD19B/0332) to include:

- alterations to Front Porch
- b) alterations to single storey extension to rear and side of the existing dwelling
- c) alterations to front elevation and all associated site works

### **Zoning:**

The subject site is subject to zoning objective RES - 'To protect and/or improve residential amenity.'

CDP Maps: Outer Horizontal Surface (Casement, Dublin), Approach Surfaces (Casement), Bird Hazards.

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### **Consultations:**

Roads – no objections.

Surface Water Drainage – no report received at time of writing.

Irish Water – no report received at time of writing

### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

SD19B/0332 Two storey extension to front of dwelling, single storey extension to side and rear of existing dwelling, new porch to front, widening of existing vehicular entrance piers to 3.5m, new solar panels to south facing slope of main dwelling roof and all associated site works.

Decision: Grant Permission, subject to conditions.

*Relevant conditions:*

*Drainage.*

*Prior to commencement the applicant the applicant shall submit to the Planning Authority:*

*(i) a drawing showing the surface water layout for the development up to and including the point of connection to the public sewer. The drawing should include the location of all Aj's, manholes, pipe size, and direction of flow.*

*(ii) a drawing clearly showing proposed Sustainable Drainage Systems (SuDS) features for the proposed development.*

*REASON: In the Interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.*

*Roads.*

*(a) Footpath and kerb shall be dished and widened dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense.*

*(b) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m.*

*(c) Any gates shall open inwards and not out over the public domain.*

*REASON: In the Interest of public safety and the proper planning and sustainable development of the area, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10.*

### **Relevant Enforcement History**

None traced.

### **Pre-Planning Consultation**

None.

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### **Relevant Policy in South Dublin County Council Development Plan 2022-2028**

*Policy QDP7: High Quality Design – Development General* Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

*Policy QDP11: Materials, Colours and Textures* Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

*Policy H11: Privacy and Security* Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

#### *6.8.2 Residential Extensions*

*Policy H14: Residential Extensions* Support the extension of existing dwellings subject to the protection of residential and visual amenities.

*H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

#### *Policy G11: Overarching*

*G11 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

*Policy E3: Energy Performance in Existing and New Buildings* Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

*Policy E4: Electric Vehicles* Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: *Sustainable Movement* and Chapter 12: *Implementation and Monitoring*)

*Policy SM7: Car Parking and EV Charging* Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.

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*Policy IE1: Overarching Policy* Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

*Policy IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*Policy IE7: Waste Management*

*Policy IE8: Environmental Quality*

*12.3.1 Appropriate Assessment*

*12.3.2 Ecological Protection*

*12.3.3 Environmental Impact Assessment*

*12.4.1 Green Infrastructure Definition and Spatial Framework*

*12.4.2 Green Infrastructure and Development Management*

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

*12.4.3 Riparian Corridors*

*12.5 Quality Design and Healthy Placemaking*

*12.6 Housing - Residential Development*

*12.6.7 Residential Standards*

*12.6.8 Residential Consolidation*

### Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the *South Dublin County Council House Extension Guide* (2010) or any superseding standards.

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### *12.7.4 Car Parking Standards*

*Table 12.26: Maximum Parking Rates (Residential Development)*

### *12.7.5 Car Parking / Charging for Electric Vehicles (EVs)*

### *12.7.6 Car Parking Design and Layout*

### *12.11.1 Water Management*

#### ***South Dublin County Council House Extension Design Guide (2010)***

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

#### **For rear extensions:**

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

#### **Side extensions:**

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*

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- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions*

#### **For front extensions:**

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

#### **Relevant Government Guidelines**

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government (2008).

*Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007).

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### **Assessment**

The main issues for assessment relate to the following:

- Zoning and Council policy,
- Residential and visual amenity,
- Services and Drainage,
- Screening for Appropriate Assessment,
- Screening for Environmental Impact Assessment

### ***Zoning and Council policy***

The site is zoned objective RES - 'To protect and/or improve residential amenity.' The principle of the proposed extension is, therefore, considered acceptable.

### ***Residential and Visual Amenity***

It is noted that the applicant already has planning permission, and that retention permission is being sought as the development has not been constructed in accordance with the approved plans. There are three elements for retention, which are discussed individually below:

#### **Alterations to Front Porch**

The approved front porch had a flat roof and the roof for retention is hipped. The porch is also taller, but as a result of the roof profile, the eaves height remains the same. The front door is now recessed and the roof acts as a canopy. The changes to the porch do not have a significant impact on residential or visual amenity. There would also be no impact on the driveway or access. Notwithstanding this, the conditions relating to the access and boundary walls relevant to SD22B/0429 are also applicable in this instance.

#### **Alterations to single storey extension to rear and side of the existing dwelling**

The extension, as built, has the same sideways projection as previously approved and maintains the same separation from the adjacent property. It is noted that there is a single storey garage between the extension and the property to the north and the distance to the boundary is substantial. The fenestration detail is also in keeping with the approved.

The approved rear extension wrapped around the dwelling and was attached to the side extension. It had a rearwards projection of 2.7m and 3.94m long. The built extension has a similar design but only projects 1.8m to the rear. The length has increased to 8.2m. The extension is therefore further from the rear boundary and closer to the dwelling to the south than was previously approved. It is noted that the rear extension is still a significant distance from the property to the south (approx. 5m).

Overall, the height of the side and rear extension is greater, having increased from 3.37m to 3.505m. The roof profile is still flat. Given the distance of the structure from the adjacent

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properties, it is considered the increase in height is acceptable, as are the changes in terms of length and depth. The increase in height is indiscernible from the front.

It is noted that windows and doors have changed location also, but this is to the rear / side of the proposal and not street facing. Given the distance from the boundary with neighbours and that the alterations are ground floor, the proposal is considered acceptable in this regard.

A significant level of private amenity space would remain following construction of the extension.

The proposed changes for retention are, therefore, considered to have an acceptable impact on residential and visual amenity.

### Alterations to front elevation and all associated site works

The applicant has included brick at ground floor level, which is in keeping with the surrounding dwellings and considered acceptable. A planter would also be removed and the width of some steps increased. There are no objections to this in terms of visual or residential amenity, however, SuDS requirements are discussed further below.

### ***Services and Drainage***

Water Services has not provided a report in relation to the proposed development. It is noted that there are no pipes located close to the areas for retention.

It is noted that under SD19B/0332, conditions were requested regarding surface water management, surface water layout and SuDS. It is considered that a similar condition should be applied in this instance.

### ***Green Infrastructure***

The subject application results in a small increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary or Secondary GI Corridor. Considering the scale of the subject development, no objections are raised in this regard.

### ***Screening for Appropriate Assessment***

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,



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it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

### ***Screening for Environmental Impact Assessment***

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Development Contributions**

Extension (retention)

9.2sq.m utility and 38.3sq.m living area = 47.5sq.m

No exemptions for retention of habitable spaces.

Assessable area = 47.5sq.m

<b>Planning Reference Number</b>	SD22B/0429
<b>Summary of permission granted &amp; relevant notes:</b>	Residential extension
<b>Are any exemptions applicable?</b>	No
<b>If yes, please specify:</b>	
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	47.5
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	47.5
<b>Total development contribution due</b>	€4,963.28

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### **SEA monitoring**

Building Use Type Proposed: Residential

Floor Area: 47.5sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.07526 Hectares.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that the proposed development for retention would be in compliance with Council policy in relation to extensions to dwelling houses, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

## **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

## **SECOND SCHEDULE**

### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within 6 months of the grant of permission, save as may be required by other conditions attached hereto.  
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

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### 2. Drainage.

Within 6 months of the date of this decision, the applicant shall submit to the Planning Authority:

(i) a drawing showing the surface water layout for the development up to and including the point of connection to the public sewer. The drawing should include the location of all AJs, manholes, pipe size, and direction of flow.

(ii) a drawing clearly showing proposed Sustainable Drainage Systems (SuDS) features for the proposed development.

**REASON:** In the Interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

### 3. Roads.

(a) Footpath and kerb shall be dished and widened dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense.

(b) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m.

(c) Any gates shall open inwards and not out over the public domain.

**REASON:** In the Interest of public safety and the proper planning and sustainable development of the area, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10.

### 4. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €4,963.28 (four thousand nine hundred and sixty three euro and twenty eight cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

**REASON:** The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

**NOTE RE: CONDITION**

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie)

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

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REG. REF. SD22B/0429

LOCATION: 93, Marian Road, Rathfarnham, Dublin 14, D14 F2N4

  
\_\_\_\_\_  
Colm Harte,  
Senior Executive Planner

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:** 18/11/22

  
\_\_\_\_\_  
Gormla O'Corrain,  
Senior Planner